



STEPHENSON BROWNE

Bradwall Road, Sandbach

CW11 1GP



£1,250,000

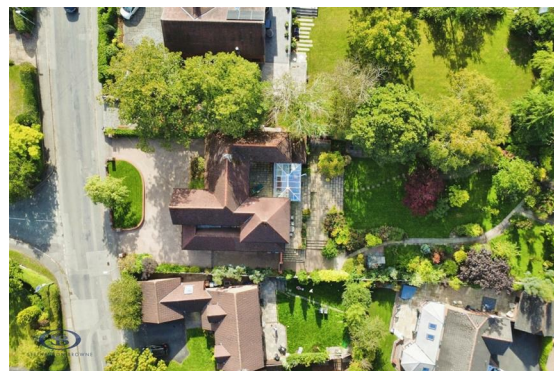
DESCRIPTION

Originally dating back to 1928, Arden House is a fine example of a substantial detached family residence, occupying an established position within one of Sandbach's sought-after residential areas. Offering nearly 4000 sqft of versatile accommodation, extensive mature gardens and excellent parking, this impressive home provides a wealth of features ideally suited to family life.

The property offers five bedrooms and four reception rooms, providing considerable flexibility for living, entertaining and home working. A first-floor lounge adds further versatility, while the principal bedroom benefits from a recently installed en-suite shower room, completed in November 2025. There is also a family bathroom, a further ensuite, and two downstairs WCs.

The kitchen diner is complemented by a separate utility room and pantry, with ample storage throughout including fitted wardrobes, cupboards and a dedicated store.

Arden House is sat on around a 1/3 of an acre plot, and is approached via a U-shaped driveway, providing excellent off-road parking and access to a tandem garage, with additional parking to the side. The property enjoys beautifully landscaped, extensive mature gardens, offering a good degree of privacy and attractive



space for relaxing and entertaining. An impressive balcony further enhances the outdoor living space.

The loft is partially boarded and benefits from lighting and a fitted ladder, providing useful additional storage.

The location is a particular feature, with the property within walking distance of Sandbach town centre, Sandbach Park and well-regarded local schools, while enjoying the established residential setting of Bradwall Road.

Arden House combines period character with generous accommodation, excellent parking, mature gardens and a highly convenient location. Properties offering this combination of space, versatility and established grounds are rarely available, arrange your viewing today.



ROOM DESCRIPTIONS

Living Room

18'11" x 18'11"

Remote controlled gas fire

Dining Room

22'6" x 11'1"

Morning Room

17'5" x 10'11"

Conservatory

17'5" x 11'8"

Kitchen Diner

18'2" x 17'10"

Falcon 5-ring gas burner with electric fan-assisted oven, Integrated dishwasher and fridge.

Pantry

11'3" x 6'2"

Utility

9'10" x 6'9"

Bedroom One

17'5" x 14'9"

Bedroom One En-Suite

Bedroom Two

21'9" x 10'7"

Bedroom Two En-Suite

Bedroom Three

12'11" x 8'9"

Bedroom Four

11'8" x 9'8"

Bedroom Five

9'6" x 9'6"

First Floor Lounge

14'11" x 12'0"

Tandem Garage

33'7" x 10'7"

Electric roller door.



Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Why Choose SB Sandbach To Sell Your Property?

We have been operating in the town for over 15 years, and in recent times have consistently been the market leaders. Our experienced team are dedicated in achieving the best price for you and giving you the best service possible. If you would like a FREE market appraisal, please call us on 01270 763200 opt 1 to arrange a no-obligation appointment.











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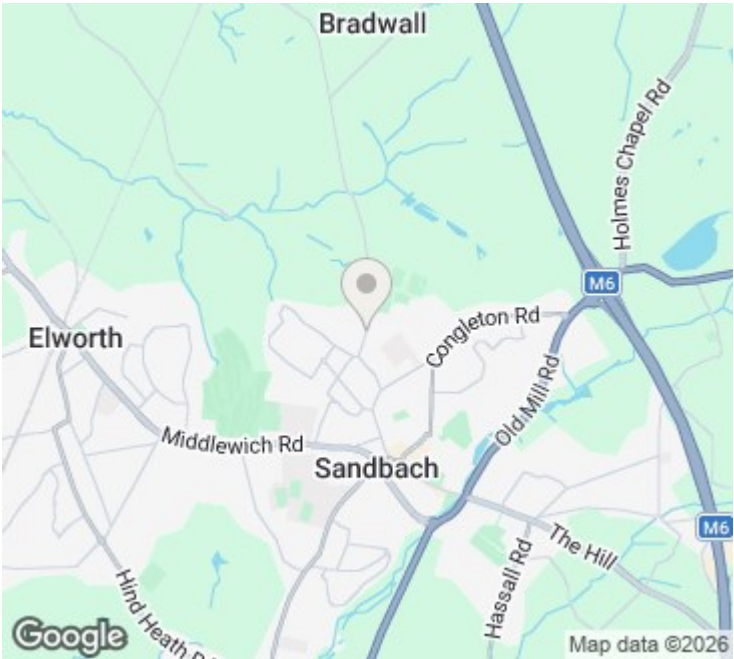
Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	

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